

1 February 2005

The General Manager  
Pittwater Council  
Vuko Place  
WARRIEWOOD NSW 2102

Dear Sir

**PROJECT:                    Lot 1  
                                  Sector 5 WARRIEWOOD VALLEY**

On behalf of Jubilee Developments Pty Ltd, we submit the following documentation to support a major Re-zoning of the above property within the Sector 5 land release.

**ARCHITECTURAL DOCUMENTATION**

**Denis Leech & Associates Pty Ltd**

Drawing Nos: SK-01  
                  SL-02  
                  SL-03  
                  SL-04  
                  SL-05  
                  SL-06  
                  SL-07  
                  SL-08  
                  SL-09  
                  SL-10

Dated December 2004

**TOWN PLANNING**

**Planning Overload Pty Ltd**

Statement of Environmental Effects

Dated January 2005

**DENIS LEECH AND ASSOCIATES PTY LIMITED**  
INCORPORATED IN NSW ACN 002 517 875

DENIS LEECH B.Sc.(ARCH), B.ARCH (HONS) UNIVERSITY OF NSW  
SUITE 4, 9 FOAMCREST AVENUE NEWPORT BEACH NSW 2106  
TELEPHONE: (02) 9997 7288 FACSIMILE: (02) 9997 3169  
EMAIL: dleech@bigpond.net.au  
ABN 49 002 517 875

**HYDRAULIC DOCUMENTATION**

**Thomson Kane**

Drawing Nos: H-00  
H-01  
H-02  
H-03  
H-04  
H-05  
H-06  
H-07  
H-08  
H-09  
H-10  
H-11

Dated July 2004

**LANDSCAPING DOCUMENTATION**

**Place Planning & Design**

Drawing Nos: WSL-DA-001  
WSL-DA-002  
WSL-DA-003  
WSL-DA-004  
WSL-DA-005  
WSL-DA-006

Dated 3 December 2004

**CIVIL ENGINEERING**

**W P Brown & Partners Pty Ltd**

Drawing Nos: C-01  
C-02  
C-03

Concept Stormwater and Flood Studies Report

**ECOLOGICAL ASSESSMENT**

**Place Planning & Design**

Report Dated December 2004

**SURVEY**

**Byrne & Associates Pty Ltd/Mudge Property Services**

Drawing No: 6407/6665

Yours faithfully

**DENIS LEECH**  
Chartered Architect

OWNERS CONSENT \_\_\_\_\_

\* *John Demerick*

\* *Orlando*